

TERMS OF OPTION DEPOSIT AND OPTION AGREEMENT

DEPOSIT: All bidders must present, at the time of registration, either a **CASHIER'S CHECK** or a **MONEY ORDER** made payable to the Department of Transportation in the amount of the required option deposit. If you wish to bid on multiple properties, please note that a check is required for **EACH** successful bid. Personal checks will not be accepted.

OPTION AGREEMENT: Immediately after the auction, the authorized Successful High Bidder or its principal as listed on the Auction Registration Sheet for the property (Successful Bidder) shall sign an "Option to Purchase Agreement, for Cash" form for the auctioned property (Option Agreement). By this act and tender of the required deposit, the State shall reserve sale of the property exclusively to the Successful Bidder until the earlier of expiration of the option period or termination of the option, and the Successful Bidder shall be bound to the terms of both this Notice of Sale and the Option Agreement.

OPTION PERIOD: The option period shall commence on signature by the Successful Bidder of the Option Agreement and continue until 5 days after the date of the California Transportation Commission (CTC) meeting listed in the Option Agreement, or the next working day thereafter when the 5th day falls on weekend or holiday. The balance of the purchase price, along with any additional charges, shall be paid on or before expiration of the option period, according to the terms of the Option Agreement. In circumstances where the Successful Bidder is unable to complete purchase of the property within the option period for reasons beyond its control, the State, at its Discretion, may elect to extend the option period. A charge of 1% of the bid price per month will normally be assessed to the Successful Bidder for such extensions. Satisfaction of this additional charge **SHALL NOT** be applied toward payment of the purchase price, and all charges must be satisfied prior to transfer by the State of the property to the Successful Bidder.

ALL PROPERTIES ARE SOLD IN "AS IS" CONDITION.

The Department of Transportation makes no representation as to the potential use of this property. Bidders should check with the local planning department regarding building restrictions, compliance and ultimate development, etc.